

Exhibit A

Affidavit of Paul Krassopoulos

I, Paul Krassopoulos, Senior Property Accountant for HallKeen Management, Inc., property manager for GRE Grove Street One LLC, a Delaware limited liability company ("Landlord"), owner of 165 Grove Street, Franklin, Massachusetts (the "Building"), do hereby declare the following:

1. Landlord is the owner of the Building and is the landlord under that certain Lease, dated August 27, 2002, by and between One Grove Street LLC, a Massachusetts limited liability company, predecessor-in-interest to Landlord ("Predecessor Landlord"), and Circuit City Stores, Inc. ("Debtor"), as amended by that certain First Amendment to Lease, dated April 15, 2007, by and between Predecessor Landlord and Debtor, as affected by that certain Assignment and Assumption of Leases, dated July 13, 2007, by and between Predecessor Landlord and Landlord, as extended by that certain letter dated March 21, 2008 (collectively, the "Lease"), pertaining to certain premises comprised of 8,198 square feet of rentable area located in the Building (the "Premises").

2. In my capacity as Senior Property Accountant, I am familiar with the amounts invoiced to Debtor and paid by Debtor during the time period commencing on November 11, 2008 (the day after the Petition Date), and ending on February 28, 2009 (collectively, the "Accrual Period").

3. Throughout the term of the Lease, Landlord sent Debtor an invoice each month indicating the amounts due and owing under the Lease for the upcoming month. Debtor typically paid each invoice on or prior to the fifth (5th) day of the month in which it was due.

4. With respect to the Accrual Period, Landlord delivered to Debtor an invoice dated November 1, 2008, and attached as Schedule 1 hereto (the "November 2008 Invoice"). Debtor did not pay the amounts due and owing as set forth in the November 2008 Invoice.

5. Landlord delivered to Debtor an invoice dated November 20, 2008, for amounts due and owing for the month of December 2008. Debtor rendered payment to Landlord for such amounts. A copy of the payment check and invoice information are attached as Schedule 2 hereto ("December 2008 Payment").

6. Landlord delivered to Debtor an invoice dated December 18, 2008, for amounts due and owing for the month of January 2009. Debtor rendered payment to Landlord for certain portions of such amounts. A copy of the payment check and invoice information are attached as Schedule 3 hereto ("January 2009 Payment").


7. Landlord delivered to Debtor an invoice dated January 27, 2009, for amounts due and owing for the month of February 2009. Debtor rendered payment to Landlord for certain portions of such amounts. A copy of the payment check and invoice information are attached as Schedule 4 hereto ("February 2009 Payment").

8. A copy of Landlord's accounting ledger, indicating which charges were made, which payments were received and how such charges and payments were credited, is attached as Schedule 5 hereto (the "Landlord Accounting Ledger"). To summarize, during the Accrual Period, the following expenses due from Debtor accrued under the Lease:

<u>Line Item</u>	<u>Amount Due</u>	<u>Amount Paid</u>	<u>Amount Unpaid</u>
Base Rent, November 11 – November 30, 2008	\$ 3,635.59	\$ -	\$ 3,635.59
Operating Expenses (“CAM”), November 11 – November 30, 2008	\$ 304.12	\$ -	\$ 304.12
Real Estate Taxes, November 11 – November 30, 2008	\$ 305.88	\$ -	\$ 305.88
CAM True Up, November 11 – November 30, 2008	\$ 219.85	\$ -	\$ 219.85
Base Rent, December 1 – December 31, 2008	\$ 5,453.38	\$ 5,453.38	\$ -
CAM, December 1 – December 31, 2008	\$ 456.18	\$ 456.18	\$ -
Real Estate Taxes, December 1 – December 31, 2008	\$ 458.82	\$ 458.82	\$ -
CAM True Up, December 1 – December 31, 2008	\$ 329.77	\$ -	\$ 329.77
Base Rent, January 1 – January 31, 2009	\$ 5,453.38	\$ 5,453.38	\$ -
CAM, December 1 – January 1 – January 31, 2009	\$ 456.18	\$ 456.18	\$ -
Real Estate Taxes, January 1 – January 31, 2009	\$ 458.82	\$ 458.82	\$ -
Base Rent, February 1 – February 28, 2009	\$ 5,453.38	\$ 5,453.38	\$ -
CAM, February 1 – February 28, 2009	\$ 751.50	\$ 751.50	\$ -
Real Estate Taxes, February 1 – February 28, 2009	\$ 619.84	\$ 458.82	\$ 161.02
TOTAL:	\$ 24,356.69	\$ 19,400.46	\$ 4,956.23

9. Accordingly, Landlord is owed a total of \$4,956.23 for unpaid rent and expenses that accrued under the Lease during the Accrual Period.

EXECUTED as of this sixth (6th) day of April, 2011.


Paul Krassopoulos,
Senior Property Accountant

Schedule 1 to Exhibit A

November 2008 Invoice

(see attached)

GRE Grove Street One, LLC
165 Grove Street
Fanklin, MA 02241-4014

I N V O I C E

Circuit City Stores, Inc
9950 Mayland Drive
Attn: VP Real Estate & Constr
Richmond, VA 23233-1464

Date: 11-01-08
Account: CircCity
Amount enclosed: _____

Please enclose this portion with your remittance.

Make checks payable to:
GRE Grove Street One, LLC
P.O. Box 414014
Boston, MA 02241-4014

Invoice for:
Circuit City Stores, Inc
9950 Mayland Drive
Attn: VP Real Estate & Constr
Richmond, VA 23233-1464

Invoice date
11-01-2008

<u>Unit</u>	<u>Due Date</u>	<u>Description</u>	<u>Amount</u>
30-001-CU	09-30-2008	Open Credit from Ck # 4562781	158.84-
30-001-CU	11-01-2008	CAM Charge	915.00
30-001-CU	11-01-2008	Commercial Rent Bldg 1	5,294.54
Balance:			<u>6,050.70*</u> =====

NOTE:

Payment upon receipt.

Please pay by due date to avoid late charges.

Schedule 2 to Exhibit A

December 2008 Payment

(see attached)

INV DATE	INV NUMBER	AMOUNT	BATCH: VOUCHER	INV DATE	INV NUMBER	AMOUNT	BATCH: VOUCHER
11/20/08	CAM 000008337	458.18	05061738				
11/20/08	RENT 000008337	5,453.38	05061737				
11/20/08	RETAX 000008337	458.82	05061739				
CHECK NUMBER: 0004581704				VENDOR NUMBER: 0002744866			
				CHECK TOTALS: ****\$6,368.38			

CIRCUIT CITY		CIRCUIT CITY STORES, INC. (S1) 950 MAYLAND DRIVE RICHMOND, VA 23233 (804) 418-8148 VENDOR NUMBER: 0002744866	SUNTRUST BANK ATLANTA, GEORGIA	6478 611	CHECK NUMBER 0004581704
PAY Six thousand three hundred sixty eight and 38/100 Dollars			PAY EXACTLY *****\$6,368.38		
TO THE ORDER OF GRE GROVE STREET ONE LLC PO BOX 414014 BOSTON, MA 02241-4014		DATE 12/03/08	VOID IF OVER 90 DAYS COA NUMBER 8800606660 <i>BL</i>		
⑈004581704⑈ ⑆061100790⑆ 8800606660⑈					

Bank of America

Batch: 8415227

LOCKBOX	BATCH	ITEM	IMAGE	DATE	AMOUNT
414014	1	1	1	December 05, 2008	\$ 6,368.38
BOSTON SITE					

Schedule 3 to Exhibit A

January 2009 Payment

(see attached)

[illegible]

LOCKBOX	BATCH	ITEM	IMAGE	DATE	AMOUNT
414014	1	1	1	January 05, 2009	\$ 6,368.38
BOSTON	SITE				

[illegible]

CHECK TOTALS:	***\$6,368.38
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Schedule 4 to Exhibit A

February 2009 Payment

(see attached)



Batch: 8415346

CIRCUIT CITY

CIRCUIT CITY STORES, INC. (80)
9990 MAYLAND DRIVE
RICHMOND, VA 23233
(804) 418-8148
VENDOR NUMBER: 0002744868

SUNTRUST BANK
ATLANTA, GEORGIA

CHECK NUMBER
0004589726

6479
RTT

PAY EXACTLY
*****\$6,663.70

VOID IF OVER 60 DAYS
VOID IF OVER \$200,000.00

DATE 02/02/09
CDA NUMBER 8800606680

PAY six thousand six hundred sixty three and 70/100 Dollars

TO THE GRE GROVE STREET ONE ILO
ORDER PO BOX 414014
OF BOSTON, MA 02241-4014

VOID IF OVER \$200,000.00

8004599726 8061100790 8800606680

LOCKBOX 414014 BOSTON
BATCH 1
ITEM 1
IMAGE 1
DATE February 04, 2009
AMOUNT \$ 6,663.70

INV DATE	INV NUMBER	AMOUNT	BATCH	VOID CHECK	INV DATE	INV NUMBER	AMOUNT	BATCH	VOID CHECK
01/27/09	CAM 000008874	751.50	05118802						
01/27/09	RENT 000008873	5,453.38	05118801						
01/27/09	RETAX 000008874	458.82	05118803						

Schedule 5 to Exhibit A

Landlord Accounting Ledger

(see attached)

Tenant Activity Report

Accounting Date Range: From 09-01-2008 To 04-30-2011
Property: 307309 GRE Grove Street One, LLC

Tenant: **CircoCity Circuit City Stores, Inc**
Lease: **30730830-001-CU** Revision: **0**

[illegible]

04-05-2011

Tenant Activity Report

HallKeen Management, Inc

Accounting Date Range: From 09-01-2008 To 04-30-2011

Property: 307308 GRE Grove Street One, LLC

Accounting Date Charge Date Charge Type Description

Tenant: CitiCity Credit City Stores, Inc
Lease: 30730930-001-CU Revision: 0

Unit: 30-001-CU

08-31-2009 07-01-2009 CAM Bad Debt
08-31-2009 07-01-2009 CMRT1 Bad Debt
09-01-2009 09-01-2009 CAM Voided - CAM Charge
09-01-2009 09-01-2008 CMRT1 Voided - Commercial Rent Bldg

Unit 30-001-CU Totals:
Lease 30730930-001-CU Totals:
Tenant CitiCity Totals:
Property 307309 Totals:

Beginning Balance As of 09-01-2008	Charges	Payments	Adjustments	Apply/ Refund Credits	Apply/ Forfeit/ Debit	Ending Balance As of 04-30-2011
.00	.00	.00	(1,371.34)	.00	.00	.00
.00	.00	.00	(5,453.37)	.00	.00	.00
.00	.00	.00	.00	.00	.00	.00
.00	77,160.15	(31,978.38)	(45,181.77)	.00	.00	.00
.00	77,160.15	(31,978.38)	(45,181.77)	.00	.00	.00
.00	77,160.15	(31,978.38)	(45,181.77)	.00	.00	.00
.00	77,160.15	(31,978.38)	(45,181.77)	.00	.00	.00

LERNER & HOLMES PC

Attorneys at Law

Jessica N. Stokes

*Direct Dial: 617.443.9472
Email: jstokes@lh-law.com*

April 6, 2011

BY OVERNIGHT MAIL

Clerk of the Bankruptcy Court
United States Bankruptcy Court
701 East Broad Street – Room 4000
Richmond, Virginia 23219

Re: Circuit City Stores, Inc., Case No. 08-35653-KRH, United States Bankruptcy Court for
the Eastern District of Virginia
Landlord's Response to Objection

Dear Sir/Madam:

On behalf of GRE Grove Street One LLC (the "Landlord"), owner of the property located at 165 Grove Street, Franklin, Massachusetts, I have enclosed one (1) original and one (1) copy of Landlord's Response to Liquidating Trust's Seventeenth Omnibus Objection to Landlord Claims (Reduction of Certain Partially Invalid Claims, Reclassification of Certain Misclassified Claims, Disallowance of Certain Invalid Claims, Disallowance of Certain Late Filed Claims, Disallowance of Certain Duplicate Claims, and Disallowance of Certain Amended Claims) dated April 6, 2011 (the "Landlord's Response to Objection"), which Landlord hereby files in connection with the above-referenced cases.

For ease of reference, Landlord's Proof of Claim for postpetition rent and expenses was identified in that certain Notice of Liquidating Trust's Seventeenth Omnibus Objection to Landlord Claims (Reduction of Certain Partially Invalid Claims, Reclassification of Certain Misclassified Claims, Disallowance of Certain Invalid Claims, Disallowance of Certain Late Filed Claims, Disallowance of Certain Duplicate Claims, and Disallowance of Certain Amended Claims), dated February 28, 2011 (the "Notice of Objection"), as Claim No. 12062.

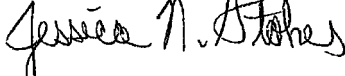
Please date stamp the enclosed copy of the Landlord's Response to Objection and return it to me in the enclosed pre-paid Federal Express envelope.

Please forward to me copies of any additional court documentation filed since February 28, 2011 (the date of the Notice of Objection), relating to Claim No. 12062, and please do not hesitate to call me with any questions regarding the enclosed.

*Two Center Plaza, Suite 415
Boston, MA 02108
617.443.9470 Fax 617.443.9471*

Clerk of the Bankruptcy Court
United States Bankruptcy Court
April 6, 2011
Page 2 of 2

Very truly yours,



Jessica N. Stokes

Enclosures and return FedEx envelope enclosed

cc: Jeffrey N. Pomerantz, Esq. (By Overnight Mail and Telecopy)
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(admitted *pro hac vice*)
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